

Submitted March 12, 2014
Approved as of
Date March 12, 2014

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 03-2014
Wednesday, February 12, 2014**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, February 12, 2014.

PRESENT

Don Hadley, Chair

Anne Goodman	Charles Littlefield
David Hill	John Tyner, II
Jack Leiderman	Dion Trahan

Present: Marcy Waxman, Assistant City Attorney
Andrew Gunning, Assistant Director, CPDS
Jim Wasilak, Chief of Planner
David Levy, Chief of Long Range Planning
Bobby Ray, Principal Planner
Cindy Kebba, Planner III
Nicole Walters, Planner III
Margaret Hall, Planner III

I. REVIEW AND ACTION

- A. PLT2014-00530, Final Record Plat** - To create a record lot containing 30,423 square feet from the deeded property located at 750 Rockville Pike in the MXCD Zone.

Nicole Walters presented her staff report and answered questions from the Commission.

Soo Lee Cho, of Miller Miller and Canby, spoke on behalf of the applicant, Maryland Urgent Care Developers. She said the application is straightforward and thanked staff for their help in bringing forth the application.

She also stated that the cars will no longer be on the site because it doesn't fit with the new use, and the owner of the property has a lease arrangement which will be terminated.

Commissioner Tyner moved, seconded by Commissioner Hill, to approve PLT2014-00530, based on the conditions in the staff report.

The motion passed unanimously, 7-0.

- B. PLT2014-00532, Final Record Plat** - For the resubdivision of an existing single-unit detached residential lot and an adjoining property into a single record lot at 1032 Willowleaf Way.

Margaret Hall presented her staff report and answered questions from the Commission.

Commissioner Leiderman moved, seconded by Commissioner Trahan, to approve PLT2014-00532, subject to the condition noted on page 6 of the staff report, and with the Finding that the requirement to meet the average lot size is not feasible in this case because of a number of site-specific factors: 1) the lot is designed as a variable lot size development and the current lot does not meet the standard, 2) the piece of land being combined with the existing lot would have no other purpose and would itself be non-conforming, and 3) the intended use of that cut-through has been denied by the State of Maryland, which makes it not feasible for use.

The motion passed unanimously, 7-0.

II. DISCUSSION / RECOMMENDATIONS

Rockville Pike Plan Draft Work Session - Continue development and review of the Commission's final draft by updating the current draft based on discussion of testimony. Provide direction to staff. Review and possible action on a resolution for transmittal of the final document to the Mayor and Council.

Commissioner Hill suggested additional language on three points for Mixed-Use that he will distribute to the Commission for further discussion at the next meeting.

The Commission continued discussion on the remaining code topics and code language related to mixed use.

III. COMMISSION ITEMS

- A. Staff Liaison Report** - Andy Gunning briefed the Commission on the next meeting's agenda including more information on the Children's Resource Center application process.
- B. Old Business** – Andy Gunning provided a summary on 175 Watts Branch Parkway's property.
- C. New Business** - David Levy brought up a discussion about an event the Rockville Community Coalition is holding in April 2014 about the Draft Pike Plan.
- D. Minutes** – Commissioner Hill moved, seconded by Commissioner Tyner, to approve the Minutes from Meeting No. 01-2014 held on January 8th. The motion passed 6-1 (Commissioner Trahan abstained).

Approval of the minutes from Meeting No. 02-2014 were postponed for further changes.

- E. FYI Correspondence**

IV. ADJOURN

There being no further business to come before the Planning Commission, the Chair adjourned the meeting at 8:59 p.m.

Respectfully Submitted,

Sandra Y. Driver, Commission Secretary